

Overview

The purpose of this project was to identify coordinated growth strategies that address the concerns of residents regarding the current development patterns of a 300-acre site that extends from the Jordan River to Redwood Road and from 3100 South to 3300/3500 South. There is an interest in examining how a mixed-use development could fit into the area and how it could be incorporated into community accessible open space.

1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$5,000 in-kind)
Match:	\$25,000
Project Cost:	\$35,000

West Valley-Jordan River Revitalization Project

Local Responsibility

The City of West Valley signed a contract in 1999 with the Quality Growth Commission to do a site specific demonstration of quality growth principles. This funding, along with other donations, allowed the City to hire Calthorpe Associates, to assist in the project.

State Leadership

The Quality Growth Commission awarded West Valley with a grant in the amount of \$10,000. Envision Utah and Utah Power provided additional funds.

Economic Development

Residents felt that cluster development would be a good option, if the issue of who takes care of the open space is addressed. There was concern over placing commercial in current residential areas due to potential impacts and a feeling that small stores would not be able to compete. A goal of the City is to create new small business opportunities.

Infrastructure Development

Residents would like to see more bike paths and more pedestrian friendly sidewalks to allow alternatives to the automobile. Interest was expressed in development that concentrates infrastructure by careful planning. The site plan efficiently uses infrastructure by concentrating housing, retail and office in a relatively small area.

Housing Opportunity

The site plan shows numerous densities, permitting different income levels. Live work units and residential over commercial are other affordable options included in the site-specific plan. Citizens from focus groups believe that single-family homes should be dominant, but that there should be alternatives. Apartments can be made more acceptable with certain adjustments. There needs to be more variety of housing types in all neighborhoods.

Conservation Ethic

A majority of respondents viewed open space as something that should be considered in all new development. The City was told to be creative in finding ways to provide open space with minimal tax dollars, such as utilizing odd sized or undevelopable parcels, power line corridors and enlisting volunteers.

"The Quality Growth Principles and design principles have helped us promote higher quality development in the area. This includes both residential and commercial developments."

John Jansen-Assistant Director Community Development

Implementation

The plan called for a variety of mixed uses and new housing types in an area near the Jordan River. It introduced traditional neighborhood development and new urbanism concepts to our City. An overlay has been created encouraging those concepts and we adopted a mixed use ordinance. We have our first mixed use project under construction on the south side of 35th. It will have a "Main Street" with first floor retail and apartments above. The plan helped us move ahead with new principles for new development in the City.

Promoting Intelligent Growth

The Plan was moderately successful. We had been considering some of the concepts promoted by Calthorpe for some time and this ended up moving us more quickly in that direction.

Accomplishments

The Quality Growth Principles and design principles have helped us promote higher quality development in the area. This includes both residential and commercial developments. In the residential area, we have seen more mixing of housing types, and in the commercial areas more emphasis on stronger streetscapes and pedestrian connections.

Benefits

The grant helped initiate planning efforts in this area. Even a Check Cashing business has been built with a 10' sidewalk, pedestrian lights. We have also gone after and received a grant, for the streetscape that was adopted not long after the planning study. The grant helped us to clarify some important guidelines for the area and to make us look for other ways to accomplish goals for the area.